

# QUEENS GAP DEVELOPMENT

Project History and Data

# PHASE 1 DEVELOPMENT HISTORY AND BOND INFORMATION

- Phase 1 was recorded on September 7, 2006 and consisted of 614± acres and 201 lots, 8.7 miles of roads, 9 miles of water main infrastructure, 12.7 miles of sewer main infrastructure, and a 60,000 gallon per day wastewater treatment plant.
- Four bonds were obtained from Lexon for the construction of the roads, water, sewer and sewer treatment.

# All of the following bonds were approved by Lexon:

Bond Number	Issued	Original Value	Estimated Cost of Completion	Revised Value	Estimated Cost of Completion	Area of Improvement
1018279	August 21, 2006	\$5,710,156.20	\$4,568,124.96	\$5,801,969.00	\$4,641,575.20	Roads
1018280	August 21, 2006	\$5,074,737.50	\$4,059,790.00	\$5,248,213.00	\$4,198,570.400	Water
1018281	August 21, 2006	\$1,500,000.00	\$1,200,000.00	\$800,000.00	\$460,000.00	Sewage Treatment
1018282	August 21, 2006	\$3,715,107.00	\$2,972,085.60	\$602,800.00	\$482,240.00	Sewer
	Total:	\$16,000,000.70	\$12,800,000.56	\$12,452,982.00	\$9,962,385.60	

# Estimated Cost of Completing Phase 1

## April 2012

Phase 1			
Bond Number	Area of Improvement	Bond Amount	Current Construction Estimate
1018279	Roads	\$5,801,969.00	\$6,790,000.00
1018280	Water	\$5,248,213.00	\$5,090,000.00
1018281	Sewage Treatment	\$800,000.00	\$770,000.00
1018282	Sewer	\$602,800.00	\$1,170,000.00
Total:		\$12,452,982.00	\$13,820,000.00

The County settled with Lexon  
in October 2012 for  
**\$12,100,000.00**  
based upon  
recommendation from  
legal counsel

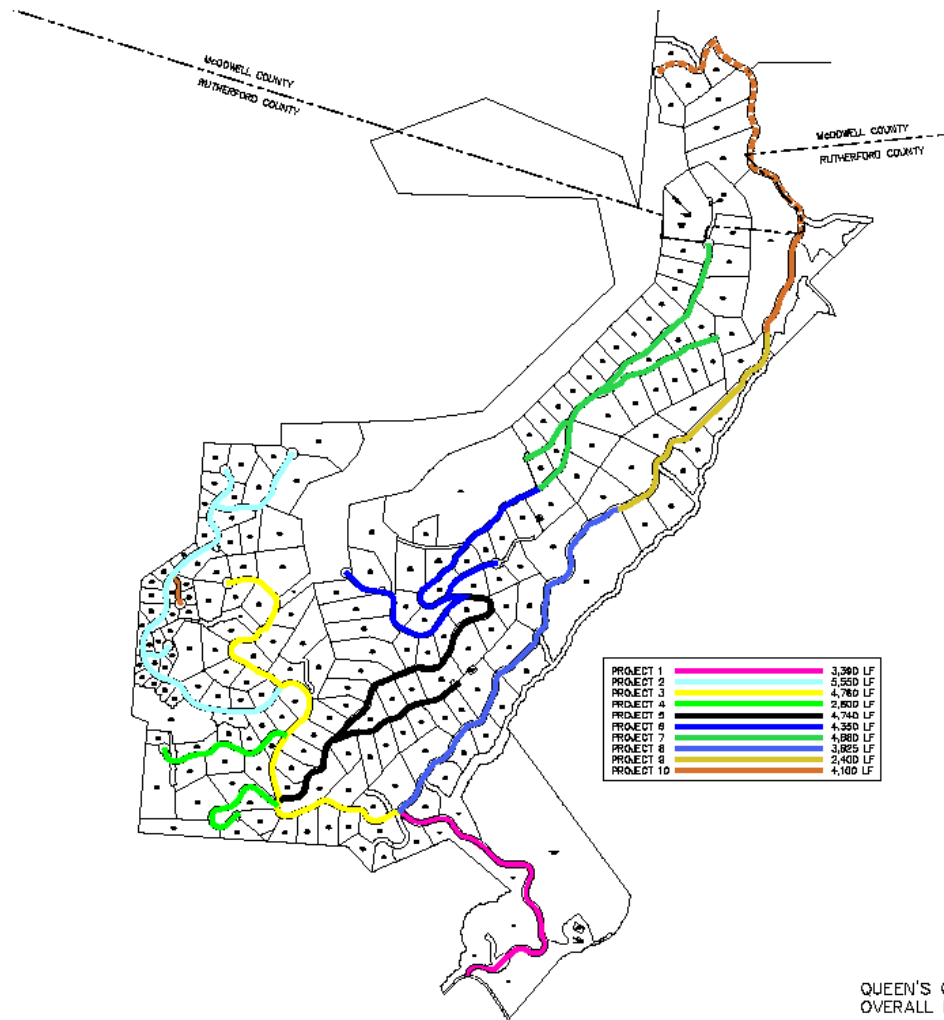
Odom Engineering and Water Mark Engineering signed a contract with the county on April 6, 2013 for \$1,100,000.00

### Design and Permitting Process

1. Obtain topographical survey
2. Develop phasing plan
3. Meet with NCDENR
4. Delineate streams
5. Develop construction plans
6. Submit for 401/404 permits
7. Submit for Trout Buffer Variance
8. Submit for Erosion Control Permit

9. Design Water System
10. Submit for Water Permit from PWS
11. Submit for Encroachment from NCDOT
12. Develop bid package
13. Advertise for bidders
14. Open bids
15. Award contract
16. Get bonds / Insurance certificates
17. Sign contracts
18. Authorize to begin work

# ROAD MAP





# Project Limitations

1. Disturbance Limitations
2. Review and approvals
3. Very wet 2014 and wet winters in 2015 & 2016
4. Naturally wet soils

# PROJECT 1

## **Permit Approval:**

401/404:	Oct. 1, 2013
Trout Buffer Zone Waiver:	Oct. 9, 2013
Erosion and Sediment Control:	Oct. 23, 2013

## **Contractor Award:**

Original Bid Date: Aug. 22, 2013

Rebid Date: Sept. 10, 2013 (*due to only two bidders*)

Low Bidder: Clary Hood, Inc.

Bid Amount: \$897,560.00

Contract signed: Oct. 9, 2013

# PROJECT 1 PHOTOS

December 2013



January 2014





# PROJECT 1 PHOTOS

March 2014



April 2014





# PROJECT 1 PHOTOS

May 2014



June 2014





# PROJECT 1 PHOTOS

July 2014



August 2014





# PROJECT 1 PHOTOS

September 2014



October & November 2014



# PROJECT 2

## **Permit Approval:**

Trout Buffer Zone Waiver: Oct. 31, 2013

Erosion and Sediment Control: Jan. 23, 2014

## **Contractor Award:**

Original Bid Date: Oct. 17, 2013

Rebid Date: Nov. 21, 2013 (*due to only two bidders*)

Low Bidder: Clary Hood, Inc.

Bid Amount: \$710,078.60

Contract signed: Oct. 27, 2014



# PROJECT 2 PHOTOS

November 2014



December 2014





# PROJECT 2 PHOTOS

January 2015



February 2015





# PROJECT 2 PHOTOS

March 2015



March 2015

